

# WILMINGTON ZONING STANDARDS SUMMARY\*

\* This document is for summary purposes only. For comprehensive zoning requirements the full text of the zoning ordinance is available on the City's website ([www.WilmingtonDE.gov](http://www.WilmingtonDE.gov)). Go to "City Code" under the City Council heading. Chapter 48 of the code contains zoning information. This document and the City's Building Zone Map are located under the Planning Department heading on the City's website.

## MANUFACTURING & INDUSTRIAL

- M-1 LIGHT MANUFACTURING
- M-2 GENERAL INDUSTRIAL

## SPECIAL PURPOSE

- O OPEN SPACE

## WATERFRONT DISTRICTS

- W-1 MANUFACTURING
- W-2 COMMERCIAL/MANUFACTURING
- W-3 LOW INTENSITY MANUFACTURING/COMMERCIAL
- W-4 RESIDENTIAL/COMMERCIAL

Prepared by: Department of Planning  
Date: February 2009



**Wilmington**  
In the middle of it all

	R-1		R-2		R-2-A		R-3		R-4		R-5-A		R-5-A-1		R-5-B		R-5-C	
CRITERIA	One-Family Detached Dwellings		One-Family Detached/Semi-Detached Dwellings		One-Family Detached/Semi-Detached Dwellings with Conversions		One-Family Row Houses		Row Houses with Conversions		Low Density Apartment Houses		Low to Medium Density Apartment Houses		Medium Density Apartment Houses		High Density Apartment Houses	
USES PERMITTED AS A MATTER OF RIGHT	1. One-Family detached dwelling	1. Any use permitted in an R-1 district (§48-131(c))	1. Any use permitted in an R-1 district (§48-131(c))	1. Any use permitted in an R-1 district (§48-131(c))	1. Any use permitted in an R-1 and R-2 district (§48-131(c))	1. Any use permitted in an R-3 district (§48-134(c))	1. Any use permitted in an R-1 district (§48-131(c))	1. Any use permitted in an R-4 district (§48-134(c))	1. Any use permitted in an R-1 district (§48-131(c))	1. Any use permitted in an R-4 district (§48-134(c))	1. Any use permitted in an R-1 district (§48-131(c))	1. Any use permitted in an R-4 district (§48-134(c))	1. Any use permitted in an R-4 district (§48-134(c))	1. Any use permitted in an R-4 district (§48-134(c))	1. Any use permitted in an R-4 district (§48-134(c))	1. Any use permitted in an R-4 district (§48-134(c))	1. Any use permitted in an R-5-B district (§48-138(c))	1. Any use permitted in an R-5-B district (§48-138(c))
	2. Churches or other places of worship	2. One Family semi-detached dwelling	2. One Family semi-detached dwelling	2. One-Family semi-detached dwelling	2. One-Family row house as one of a group of 3 or more attached dwellings	2. Apartment house with no more than 2 families on each story	2. One-Family row house as one of a group of 3 or more attached dwellings	2. Apartment house with no more than 2 families on each story	2. One-Family row house in groups of ten or less	2. Apartment house without limit to the number of families, but with restrictions	2. One-Family row house in groups of ten or less	2. Apartment house without limit to the number of families, but with restrictions	2. Apartment house without limit to the number of families, but with restrictions	2. Apartment house without limit to the number of families, but with restrictions	2. Two-Family dwelling	2. Two-Family dwelling	2. Two-Family dwelling	2. Two-Family dwelling
	3. Public or parochial elementary schools	3. Water supply dams and reservoirs	3. Water supply dams and reservoirs	3. Water supply dams and reservoirs	3. Water supply dams and reservoirs	3. Private school or nursery	3. Water supply dams and reservoirs	3. Private school or nursery	3. One-Family semi-detached dwellings	3. Apartment house without limit to the number of families, but with restrictions	3. One-Family semi-detached dwellings	3. Apartment house without limit to the number of families, but with restrictions	3. Apartment house without limit to the number of families, but with restrictions	3. Apartment house without limit to the number of families, but with restrictions	3. Apartment house without limit to the number of families, but with restrictions	3. Apartment house without limit to the number of families, but with restrictions	3. Apartment house without limit to the number of families, but with restrictions	3. Apartment house without limit to the number of families, but with restrictions
	4. Public libraries, public museums, public art galleries	4. Municipal fire house	4. Municipal fire house	4. Municipal fire house	4. Municipal fire house	4. Sanitarium or convalescent home not for the care of contagious disease	4. Municipal fire house	4. Sanitarium or convalescent home not for the care of contagious disease	4. Garden apartments	4. Apartment house without limit to the number of families, but with restrictions	4. Garden apartments	4. Apartment house without limit to the number of families, but with restrictions	4. Medical or professional office	4. Medical or professional office	4. Medical or professional office	4. Medical or professional office	4. Medical or professional office	4. Medical or professional office
	5. Park, playgrounds	5. Public or parochial junior or senior high school	5. Public or parochial junior or senior high school	5. Public or parochial junior or senior high school	5. Public or parochial junior or senior high school	5. Dormitory, fraternity or sorority house	5. Public or parochial junior or senior high school	5. Dormitory, fraternity or sorority house	5. Hospital or charitable institution with restrictions	5. Apartment house without limit to the number of families, but with restrictions	5. Hospital or charitable institution with restrictions	5. Apartment house without limit to the number of families, but with restrictions	5. Hospital or charitable institution, with restrictions	5. Hospital or charitable institution, with restrictions	5. Hospital or charitable institution, with restrictions	5. Hospital or charitable institution, with restrictions	5. Hospital or charitable institution, with restrictions	5. Hospital or charitable institution, with restrictions
	6. Cemetery	6. College or university	6. College or university	6. Private art gallery or museum	6. Private art gallery or museum	6. Bed and Breakfast guest facility (see §48-133(c))	6. College or university	6. Bed and Breakfast guest facility (see §48-133(c))	6. Telephone central office	6. Apartment house without limit to the number of families, but with restrictions	6. Telephone central office	6. Apartment house without limit to the number of families, but with restrictions	6. Community garage	6. Community garage	6. Community garage	6. Community garage	6. Community garage	6. Community garage
	7. Day care by a family resident for no more than 6 non-transient children	7. Public health or community center	7. Public health or community center	7. Bulletin board not exceeding 25 sq. ft. in area in connection with a junior or senior high school	7. Bulletin board not exceeding 25 sq. ft. in area in connection with a junior or senior high school	7. Group home, Type II (see §48-2 for definition)	7. Public health or community center	7. Group home, Type II (see §48-2 for definition)	7. Public or community health center	7. Apartment house without limit to the number of families, but with restrictions	7. Public or community health center	7. Apartment house without limit to the number of families, but with restrictions	7. Group of four attached houses – quadriplex units, each having adjoining walls on lot lines	7. Group of four attached houses – quadriplex units, each having adjoining walls on lot lines	7. Group of four attached houses – quadriplex units, each having adjoining walls on lot lines	7. Group of four attached houses – quadriplex units, each having adjoining walls on lot lines	7. Group of four attached houses – quadriplex units, each having adjoining walls on lot lines	7. Group of four attached houses – quadriplex units, each having adjoining walls on lot lines
	8. Low intensity home occupation with restrictions	8. Private art gallery or museum	8. Private art gallery or museum	8. Two-Family dwelling	8. Two-Family dwelling		8. Private art gallery or museum		8. Private art gallery or museum	8. Apartment house without limit to the number of families, but with restrictions	8. Private art gallery or museum	8. Apartment house without limit to the number of families, but with restrictions	8. Public health or community center	8. Public health or community center	8. Public health or community center	8. Public health or community center	8. Public health or community center	8. Public health or community center
	9. Family day care home	9. Hospital, with restrictions	9. Hospital, with restrictions	9. Conversion of a one- or two-family dwelling into an apartment house	9. Conversion of a one- or two-family dwelling into an apartment house		9. Hospital, with restrictions		9. Bed and Breakfast guest facility (see §48-133(c) for definition)	9. Apartment house without limit to the number of families, but with restrictions	9. Bed and Breakfast guest facility (see §48-133(c) for definition)	9. Apartment house without limit to the number of families, but with restrictions	9. Municipal police station	9. Municipal police station	9. Municipal police station	9. Municipal police station	9. Municipal police station	9. Municipal police station
	10. Group day care homes and day care centers, with restrictions	10. Telephone center office	10. Telephone center office	10. Conversion of a one- or two-family dwelling into an apartment house	10. Conversion of a one- or two-family dwelling into an apartment house		10. Telephone center office		10. Group home, Type II (see §48-2 for definition)	10. Apartment house without limit to the number of families, but with restrictions	10. Group home, Type II (see §48-2 for definition)	10. Apartment house without limit to the number of families, but with restrictions						
	11. Group home, Type I, with restrictions (see 48-2 for definition)	11. Bulletin board not exceeding 25 sq. ft. in area in connection with an educational institution	11. Bulletin board not exceeding 25 sq. ft. in area in connection with an educational institution	10. Apartment house with no more than 2 families on each story	10. Apartment house with no more than 2 families on each story		11. Bulletin board not exceeding 25 sq. ft. in area in connection with an educational institution											

	R-1	R-2	R-2-A	R-3	R-4	R-5-A	R-5-A-1	R-5-B	R-5-C
CRITERIA	One-Family Detached Dwellings	One-Family Detached/Semi-Detached Dwellings	One-Family Detached/Semi-Detached Dwellings with Conversions	One-Family Row Houses	Row Houses with Conversions	Low Density Apartment Houses	Low to Medium Density Apartment Houses	Medium Density Apartment Houses	High Density Apartment Houses
			11. A private or nursery school 12. Conversion of a non-residential building for use as an apartment house 13. Bed and Breakfast facility 14. Group home, Type II (see §48-2 for definition)						
	(d)	(d)	(d)	(d)	(d)	(d)	(d)	(d)	(d)
USES PERMITTED UNDER ZONING BOARD OF ADJUSTMENT APPROVAL	1. Private school or nursery school 2. Municipal fire house 3. Utility-user connecting equipment 4. Moderate intensity home occupation limited to one per dwelling unit 5. Group day care home 6. Group home, Type II	1. Private school or nursery school 2. Private lodge or club 3. Parking lot accessory to a commercial use in an adjoining district 4. Moderate intensity home occupation 5. Utility user connecting equipment 6. Group day care home 7. Group home, Type II	1. Moderate intensity home occupation 2. Utility user connecting equipment 3. Group day care home 4. Bed and Breakfast facility with restrictions 5. Any building that has been designed for use as a single-family residence but has been converted to multi-family shall not return to that	1. Any use permitted in R-2 districts under §48-132(d) 2. Community garage consisting of one or more groups of private garages with restrictions 3. Educational TV station including studios and offices 4. A convalescent or nursery home, with restrictions	1. Private club or lodge 2. Community garage 3. Two-Family dwelling with restrictions 4. Converted one- or two-family, 3-story building for the use of more than 2 families with restrictions 5. Electric sub-station 6. A parking lot accessory to a commercial use 7. Moderate intensity home occupation	1. Any use permitted in R-1 districts under §48-131(d) 2. Electric substation 3. Moderate intensity home occupation 4. Medical or professional office 5. Bed and Breakfast guest facility	1. Any use permitted in R-4 districts under §48-135(d) 2. Ground floor commercial use in a corner property with restrictions 3. Educational TV station including studios and offices 4. Office, studio or place of business of a decorator, florist, optician, photographer or similar activity when	1. Private club or lodge 2. A funeral home with restrictions 3. Electrical substation 4. Parking lot accessory to a commercial use 5. Parking space accessory to an apartment house in an adjoining commercial district with restrictions 6. Moderate intensity home occupation	1. Any use permitted in §48-138(d) 2. Sale of convenience commodities or services

	R-1	R-2	R-2-A	R-3	R-4	R-5-A	R-5-A-1	R-5-B	R-5-C
CRITERIA	One-Family Detached Dwellings	One-Family Detached/Semi-Detached Dwellings	One-Family Detached/Semi-Detached Dwellings with Conversions	One-Family Row Houses	Row Houses with Conversions	Low Density Apartment Houses	Low to Medium Density Apartment Houses	Medium Density Apartment Houses	High Density Apartment Houses
			use after 1 year of vacancy	5. A group of 10 or less row houses without access to the rear yard from the street with restrictions 6. Ground floor commercial use in a corner property with restrictions 7. Utility-user connecting equipment 8. Medical or professional office with restrictions 9. Ground floor corner property used for offices with restrictions	8. Rooming house with restrictions 9. Utility user connecting equipment 10. Medical or professional office with restrictions 11. Group day care home 12. Bed and Breakfast guest facility 13. Any building that has been designed for use as a single-family residence but has been converted to multi-family shall not return to that use after 1 year of vacancy		5. operated in an apartment building Parking spaces accessory to an apartment house in an adjoining commercial or residential district	7. Office for decorator, florist, optician, photographer or similar activity in an apartment house with restrictions 8. Professional offices 9. Rooming house 10. Utility user connecting equipment 11. Group day care home 12. Bed and Breakfast guest facility 13. Apartment house created by the conversion of a 1 or 2 family dwelling with restrictions	
	(e)	(e)	(e)	(e)	(e)	(e)	(e)	(e)	(e)
	Accessory uses and buildings (see §48-131(e))	Accessory uses and buildings (see §48-132(e))	Accessory uses and buildings (see §48-133(e))	Accessory uses and buildings (see §48-134(e))	Accessory uses and buildings (see §48-135(e))	Accessory uses and buildings (see §48-136(e))	Accessory uses and buildings (see §48-137(e))	Accessory uses and buildings (see §48-138(e))	Accessory uses and buildings (see §48-139(e))
HEIGHT	3 stories, 40'	3 stories, 40'	3 stories ,40'	3 stories, 40'	3 stories, 40'	3 stories, 40'	5 stories, 60'	15 stories, 180'	None prescribed
F.A.R.	None prescribed	None prescribed	None prescribed	None prescribed	None Prescribed	Garden apartments: .75  All other uses: None	All uses: 2.0	All uses: 3.5	All uses: 6.0
SETBACKS	30'	25'	25'	15'	15'	Semi-detached/row houses: 15' All other uses: 30'	15'	15'	15'

	R-1	R-2	R-2-A	R-3	R-4	R-5-A	R-5-A-1	R-5-B	R-5-C
CRITERIA	One-Family Detached Dwellings	One-Family Detached/Semi-Detached Dwellings	One-Family Detached/Semi-Detached Dwellings with Conversions	One-Family Row Houses	Row Houses with Conversions	Low Density Apartment Houses	Low to Medium Density Apartment Houses	Medium Density Apartment Houses	High Density Apartment Houses
<b>SIDE YARD</b>	<ul style="list-style-type: none"> <li>8' – 3 stories or less</li> <li>10' – 4 stories</li> <li>15' – corner lot</li> </ul>	<ul style="list-style-type: none"> <li>8' – 3 stories or less</li> <li>10' – 4 stories</li> <li>15' – corner lot</li> </ul>	<ul style="list-style-type: none"> <li>8' – 3 stories or less</li> <li>10' – 4 stories</li> <li>15' – corner lot</li> </ul>	<ul style="list-style-type: none"> <li>5' – detached</li> <li>5' – semi-detached</li> <li>5' – corner lot</li> </ul>	<ul style="list-style-type: none"> <li>5' – detached</li> <li>5' – semi-detached</li> <li>5' – corner lot</li> </ul>	<ul style="list-style-type: none"> <li>None prescribed for an attached building</li> <li>10' – semi-detached</li> <li>15' – all other buildings</li> <li>15' – corner lot</li> </ul>	<ul style="list-style-type: none"> <li>None prescribed for row houses</li> <li>5' – semi-detached</li> <li>5' – detached</li> <li>15' – all other buildings</li> </ul>	<ul style="list-style-type: none"> <li>1/6 of the height of the nearest outside wall of the building, no less than 5'</li> <li>10' – corner lot</li> </ul>	<ul style="list-style-type: none"> <li>1/6 of the height of the nearest outside wall of the building, no less than 5'</li> <li>10' – corner lot</li> </ul>
<b>REAR YARD<sup>1</sup></b>	<ul style="list-style-type: none"> <li>25' – 3 stories or less</li> <li>35' – 4 stories</li> </ul>	<ul style="list-style-type: none"> <li>25' – 3 stories or less</li> <li>35' – 4 stories</li> </ul>	<ul style="list-style-type: none"> <li>25' – 3 stories or less</li> <li>35' – 4 stories</li> </ul>	<ul style="list-style-type: none"> <li>20' – 3 stories or less</li> <li>30' – 4 stories</li> </ul>	<ul style="list-style-type: none"> <li>20' – 3 stories or less</li> <li>30' – 4 stories</li> </ul>	<ul style="list-style-type: none"> <li>20' for semi-detached or row house</li> <li>30' for all other buildings; 3 stories or less</li> <li>40' for a building 4 stories in height</li> </ul>	<ul style="list-style-type: none"> <li>20' for buildings up to 40' in height, plus 1' for every additional 2' in height</li> </ul>	<ul style="list-style-type: none"> <li>1/4 of height of the nearest outside wall; no less than 15'</li> </ul>	<ul style="list-style-type: none"> <li>1/4 of height of the nearest outside wall; no less than 15'</li> </ul>
<b>MINIMUM LOT DIMENSIONS</b>	All uses: 6,500 sq. ft. <ul style="list-style-type: none"> <li>Lot width: 60'</li> </ul>	One Family/semi-detached: <ul style="list-style-type: none"> <li>Lot area: 2,500 sq. ft.</li> <li>Minimum width: 25'</li> </ul> All other uses: <ul style="list-style-type: none"> <li>Lot area: 4,000 sq. ft.</li> <li>Minimum width: 40'</li> </ul>	One Family/detached <ul style="list-style-type: none"> <li>Lot area: 4,000 sq. ft.</li> <li>Minimum width: 40'</li> </ul> One Family/semi-detached <ul style="list-style-type: none"> <li>Lot area: 2,500 sq. ft.</li> <li>Minimum width: 25'</li> </ul> Two-Family dwelling <ul style="list-style-type: none"> <li>Lot area: 2,500 sq. ft.</li> <li>Minimum width: 25'</li> </ul> Apartment House <ul style="list-style-type: none"> <li>Lot area: 1,000 sq. ft./family</li> </ul>	Row house <ul style="list-style-type: none"> <li>Lot area: 1,600 sq. ft.</li> <li>Minimum width: 16'</li> </ul> One Family/semi-detached <ul style="list-style-type: none"> <li>Lot area: 2,500 sq. ft.</li> <li>Minimum width: 25'</li> </ul> All other uses: <ul style="list-style-type: none"> <li>Lot area: 4,000 sq. ft.</li> <li>Minimum width: 40'</li> </ul>	Row house <ul style="list-style-type: none"> <li>Lot area: 1,280 sq. ft.</li> <li>Minimum width: 16'</li> </ul> One Family/semi-detached <ul style="list-style-type: none"> <li>Lot area: 2,000 sq. ft.</li> <li>Minimum width: 25'</li> </ul> Two-Family dwelling <ul style="list-style-type: none"> <li>Lot area: 1,800 sq. ft.</li> <li>Minimum width: 18'</li> </ul> Converted two-family <ul style="list-style-type: none"> <li>Lot area: 900 sq. ft. per family</li> </ul>	One Family/detached Lot area: 5,000 sq. ft. Minimum width: 50' One Family/semi-detached <ul style="list-style-type: none"> <li>Lot area: 2500 sq. ft.</li> <li>Minimum width: 25'</li> </ul> Row house <ul style="list-style-type: none"> <li>Lot area: 1,600 sq. ft.</li> <li>Minimum width: 18'</li> </ul> Garden apartments <ul style="list-style-type: none"> <li>Lot area: 43,560 sq. ft.</li> <li>Minimum width: None prescribed</li> </ul>	One Family/detached <ul style="list-style-type: none"> <li>Lot area: 4,000 sq. ft.</li> <li>Minimum width: 40'</li> </ul> One Family/semi-detached <ul style="list-style-type: none"> <li>Lot area: 2500 sq. ft.</li> <li>Minimum width: 25'</li> </ul> Two-Family dwelling, new <ul style="list-style-type: none"> <li>Lot area: 2,500 sq. ft.</li> <li>Gross floor area: 1,500 sq. ft.</li> <li>Minimum width: 25'</li> </ul> Conversion to two-family	Converted one- or two-family dwelling for additional families <ul style="list-style-type: none"> <li>Lot area: 1,000 sq. ft. per family</li> <li>Minimum width: None prescribed</li> </ul> All other uses <ul style="list-style-type: none"> <li>Lot area: None prescribed</li> <li>Minimum width: None prescribed</li> </ul>	Converted one or two-family dwelling for additional families <ul style="list-style-type: none"> <li>Lot area: 1,000 sq. ft. per family</li> <li>Minimum width: None prescribed</li> </ul> All other uses <ul style="list-style-type: none"> <li>Lot area: None prescribed</li> <li>Minimum width: None prescribed</li> </ul>



	R-1	R-2	R-2-A	R-3	R-4	R-5-A	R-5-A-1	R-5-B	R-5-C
CRITERIA	One-Family Detached Dwellings	One-Family Detached/Semi-Detached Dwellings	One-Family Detached/Semi-Detached Dwellings with Conversions	One-Family Row Houses	Row Houses with Conversions	Low Density Apartment Houses	Low to Medium Density Apartment Houses	Medium Density Apartment Houses	High Density Apartment Houses
			<ul style="list-style-type: none"><li>• Minimum width: 40'</li></ul> Bed and Breakfast <ul style="list-style-type: none"><li>• Lot area: 4,000 sq. ft. plus 300 sq. ft. per guest room</li></ul> <ul style="list-style-type: none"><li>• Minimum width: 40'</li></ul> All other uses <ul style="list-style-type: none"><li>• Lot area: 4,000 sq. ft.</li><li>• Minimum width: 40'</li></ul>		<ul style="list-style-type: none"><li>• Minimum width: 18'</li></ul> Apartment house <ul style="list-style-type: none"><li>• Lot area: 600 sq. ft. per family</li></ul> <ul style="list-style-type: none"><li>• Minimum width: 40'</li></ul> Bed and Breakfast <ul style="list-style-type: none"><li>• Lot area: 3,000 sq. ft. plus 200 sq. ft. per guest room</li></ul> <ul style="list-style-type: none"><li>• Minimum width: 30'</li></ul> All other uses <ul style="list-style-type: none"><li>• Lot area: 3,000 sq. ft.</li><li>• Minimum width: 30'</li></ul>	All other uses <ul style="list-style-type: none"><li>• Lot area: 3,000 sq. ft.</li><li>• Minimum width: 30'</li></ul>	<ul style="list-style-type: none"><li>• Lot area: 2,500 sq. ft.</li><li>• Gross floor area: 1,500 sq. ft.</li><li>• Minimum width: None prescribed</li></ul> Apartment building <ul style="list-style-type: none"><li>• Gross floor area: 600 sq. ft. per family</li><li>• Minimum width: 50'</li></ul> Conversion of non-residential to apartments <ul style="list-style-type: none"><li>• Lot area: 1,000 sq. ft. per family</li><li>• Gross floor area: 600 sq. ft.</li><li>• Minimum width: None prescribed</li></ul> Conversion of one or two-family to apartment building <ul style="list-style-type: none"><li>• Lot area: 1,000 sq. ft. per family</li><li>• Gross floor area: 600 sq. ft.</li><li>• Minimum width: None prescribed</li></ul> Row house <ul style="list-style-type: none"><li>• Lot area: 1,600 sq. ft.</li></ul>		

	R-1	R-2	R-2-A	R-3	R-4	R-5-A	R-5-A-1	R-5-B	R-5-C
CRITERIA	One-Family Detached Dwellings	One-Family Detached/Semi-Detached Dwellings	One-Family Detached/Semi-Detached Dwellings with Conversions	One-Family Row Houses	Row Houses with Conversions	Low Density Apartment Houses	Low to Medium Density Apartment Houses	Medium Density Apartment Houses	High Density Apartment Houses
							<ul style="list-style-type: none"> <li>Minimum width: 16' Bed and Breakfast</li> <li>Lot area: 3,000 sq. ft. plus 200 sq. ft. per guest room</li> <li>Minimum width: 30'</li> </ul> Sanitarium, convalescent home, hospital, charitable institution not of a correctional nature <ul style="list-style-type: none"> <li>Lot area: None prescribed</li> <li>Minimum width: 50'</li> </ul> All other uses <ul style="list-style-type: none"> <li>Lot area: None prescribed</li> <li>Minimum width: None prescribed</li> </ul>		
PARKING	One Family/detached, semidetached and row houses <ul style="list-style-type: none"> <li>Minimum: 1 space per family</li> </ul>	One Family detached, semidetached and row houses <ul style="list-style-type: none"> <li>Minimum: 1 space per family</li> </ul>	Two-Family dwelling <ul style="list-style-type: none"> <li>Minimum: 1 space per family</li> </ul> Apartment house <ul style="list-style-type: none"> <li>Minimum: 1 space per family</li> </ul>	New construction of One or Two-Family dwellings, 6 or more lots <ul style="list-style-type: none"> <li>Minimum: 1 space per family</li> </ul> Two-Family dwelling <ul style="list-style-type: none"> <li>Minimum: 1 space per family</li> </ul>	Two-Family dwelling <ul style="list-style-type: none"> <li>Minimum: 1 space per family</li> </ul> New construction of One or Two-Family dwellings, 6 or more lots <ul style="list-style-type: none"> <li>Minimum: 1 space per family</li> </ul> Apartment house <ul style="list-style-type: none"> <li>Minimum: 2 spaces per 3 families</li> </ul>	Apartment house <ul style="list-style-type: none"> <li>Minimum: 1 space per family</li> </ul>	<ul style="list-style-type: none"> <li>New construction of One- or Two-Family dwellings, 6 or more lots</li> <li>Minimum: 1 space per family</li> </ul> Apartment house <ul style="list-style-type: none"> <li>Minimum: 1 space per family</li> </ul> Group Home, Types I and II <ul style="list-style-type: none"> <li>1 space for every 3 residents and 1</li> </ul>	Apartment house <ul style="list-style-type: none"> <li>Minimum: 2 spaces per 3 families</li> </ul> Two-Family dwelling <ul style="list-style-type: none"> <li>Minimum: 1 space per family</li> </ul>	Apartment house <ul style="list-style-type: none"> <li>Minimum: 1 space per 2 families</li> </ul> Two-Family dwelling <ul style="list-style-type: none"> <li>Minimum: 1 space per family</li> </ul>

	R-1	R-2	R-2-A	R-3	R-4	R-5-A	R-5-A-1	R-5-B	R-5-C
CRITERIA	One-Family Detached Dwellings	One-Family Detached/Semi-Detached Dwellings	One-Family Detached/Semi-Detached Dwellings with Conversions	One-Family Row Houses	Row Houses with Conversions	Low Density Apartment Houses	Low to Medium Density Apartment Houses	Medium Density Apartment Houses	High Density Apartment Houses
							<div>space for each full-time equivalent person</div> <div>Bed and Breakfast facility</div> <div><ul style="list-style-type: none"><li>1 space for each guest room or less as permitted under §48-133(d)</li></ul></div> <div>Sanitarium or convalescent home</div> <div><ul style="list-style-type: none"><li>1 space for each 6 beds and 1 space per employee based on the maximum number of employees working in the facility during any given shift</li></ul></div>		



	C-1	C-1-A	C-2	C-2-A	C-3	C-4	C-5	C-6
CRITERIA	Neighborhood Shopping	Neighborhood Commercial	Secondary Business Commercial Centers	Secondary Office and Business Centers	Central Retail	Central Office	Heavy Commercial	Special Commercial
USES PERMITTED AS A MATTER OF RIGHT	<div><div>1.</div><div>Any use permitted in R-4 districts (§48-135(c))</div><div>2.</div><div>Conversion of 3-story, one-two family building for use by more than 2 families with lot and floor area requirements</div><div>3.</div><div>Retail store or shop for personal services</div><div>4.</div><div>Laundromat</div><div>5.</div><div>Office, bank or financial institution</div><div>6.</div><div>Restaurant or lunch room</div><div>7.</div><div>Accessory parking for permitted uses</div><div>8.</div><div>Private garage</div><div>9.</div><div>Public parking garage</div><div>10.</div><div>Private club</div><div>11.</div><div>Sign, other than bill board</div><div>12.</div><div>Municipal police station</div><div>13.</div><div>Consumer recycling collection centers, subject to restrictions (see §48-191(c)(13))</div></div>	<div><div>1.</div><div>Any use permitted in R-4 districts (§48-135(c)) with exception of dormitories, sororities, fraternities, or convalescent homes</div><div>2.</div><div>Conversion of 3-story, one-two family building for use by more than 2 families with lot and floor area requirements</div><div>3.</div><div>Retail store or shop for personal services, subject to restrictions; and except gasoline service stations, tap rooms, bars, cafes, store or office for the care, keeping or grooming of animals, health or exercise facilities, or automobile sales or services</div><div>4.</div><div>Offices, with restrictions</div><div>5.</div><div>Accessory parking for permitted uses</div><div>6.</div><div>Private garage</div><div>7.</div><div>Public garage</div><div>8.</div><div>Sign, other than bill board</div><div>9.</div><div>Consumer recycling centers, subject to restrictions (see §48-192(c)(9))</div></div>	<div><div>1.</div><div>Any use permitted in R-5-C districts (§48-139(c)) and C-1 districts (§48-191(c))</div><div>2.</div><div>Laundromat</div><div>3.</div><div>Hotel</div><div>4.</div><div>Motel</div><div>5.</div><div>Telephone central office</div><div>6.</div><div>Funeral home</div><div>7.</div><div>Place of business of carpenter, builder, caterer, cleaner, contractor, decorator, dyer, dressmaker, electrician, mason, furrier, upholsterer, milliner, optician, painter, plumber, shoemaker, tinsmith, roofer, and similar non- nuisance businesses</div><div>8.</div><div>Commercial parking lot (except in Central Business District)</div><div>9.</div><div>Public garage, including repair or service (no body work or painting)</div><div>10.</div><div>Used car lot</div><div>11.</div><div>Indoor theater</div><div>12.</div><div>Assembly hall</div></div>	<div><div>1.</div><div>Detached or semi-detached dwelling</div><div>2.</div><div>Retail store or shop</div><div>3.</div><div>Office, bank or financial institution</div><div>4.</div><div>Place of business of carpenter, builder, caterer, cleaner, contractor, decorator, dyer, dressmaker, electrician, mason, furrier, upholsterer, milliner, optician, painter, plumber, photographer, shoemaker, tinsmith, roofer, and similar non- nuisance businesses</div><div>5.</div><div>Public garage, including repair or service (no painting or body work)</div><div>6.</div><div>Medical or dental laboratory</div><div>7.</div><div>Wholesale storage or wholesale department within a building or in conjunction with a retail establishment</div><div>8.</div><div>Family day care and group day care homes</div><div>9.</div><div>Bed and Breakfast facility</div></div>	<div><div>1.</div><div>Any use permitted in C-2 districts (§48-193(c))</div><div>2.</div><div>Wholesale storage or wholesale department, within a building, incidental to a retail establishment</div><div>3.</div><div>Finishing, fitting, converting, fabricating, assembling, and light manufacturing operations incidental and secondary to a retail store or service establishment</div><div>4.</div><div>Passenger terminal, rail or bus</div><div>5.</div><div>Newspaper office or printing plant</div><div>6.</div><div>Consumer recycling collection centers, subject to restrictions (see §48-195(c))</div></div>	<div><div>1.</div><div>Any use permitted in C-3 districts except: newspaper office or printing plant, commercial recreation, public garage with repair or service facilities, used car lot, gasoline service stations, and arcade</div></div>	<div><div>1.</div><div>Any use permitted in C-3 districts (§48-195(c)(6))</div><div>2.</div><div>Storage warehouse and storage yard, excluding lumber or bulk fuel storage</div><div>3.</div><div>Auto laundry</div><div>4.</div><div>Auto paint or body shop</div><div>5.</div><div>Carting, express, moving or hauling terminal</div><div>6.</div><div>Commercial sports park or arena</div><div>7.</div><div>Public utility substation, pumping station, regulator station, electrician, furrier</div><div>8.</div><div>Consumer recycling collection centers, subject to restrictions (see §48-197(c)(8))</div></div>	<div><div>1.</div><div>Any use permitted in R-5-C districts (§48-139(c))</div><div>2.</div><div>Retail store or shop for the performance of personal services, with restrictions</div><div>3.</div><div>Office, bank or other financial institution</div><div>4.</div><div>Restaurant or lunch room</div><div>5.</div><div>Accessory parking with restrictions</div><div>6.</div><div>Private garage with restrictions</div><div>7.</div><div>Public garage and service facility for motor vehicles, but not paint or body shop</div><div>8.</div><div>Private club or lodge</div><div>9.</div><div>Hotel or motel</div><div>10.</div><div>Telephone central office</div><div>11.</div><div>Indoor theater or assembly hall</div><div>12.</div><div>Commercial parking lot</div><div>13.</div><div>A sign other than a bill board</div><div>14.</div><div>Emergency shelter for the homeless</div></div>

	C-1	C-1-A	C-2	C-2-A	C-3	C-4	C-5	C-6
CRITERIA	Neighborhood Shopping	Neighborhood Commercial	Secondary Business Commercial Centers	Secondary Office and Business Centers	Central Retail	Central Office	Heavy Commercial	Special Commercial
			13. Emergency shelter 14. Commercial recreation 15. Gas stations 16. Radio or TV tower 17. Sign, other than a billboard 18. Family day care homes, group day care homes, and day care centers 19. Consumer recycling collection centers, with restrictions (see §48-193(c)(19))	10.Consumer recycling collection centers subject to restrictions (see §48-194(c)(10))				
	(d)	(d)	(d)	(d)	(d)	(d)	(d)	(d)
USES PERMITTED UNDER ZONING BOARD OF ADJUSTMENT APPROVAL	1. Funeral home, with restrictions 2. Gas station, with restrictions 3. Permitted uses operating between midnight and 6 a.m. or with more than 2 but less than 5 amusement game machines and with restrictions 4. Group daycare homes 5. Bed and Breakfast guest facility as provided in §48-133(d)(4)	1. Funeral home, with restrictions 2. Laundromat, medical office, private club and retail store, with restrictions 3. Restaurant or lunch room and retail food sales, with restrictions 4. Group daycare home as provided in §48-131(d)(15) 5. Bed and Breakfast guest facility as provided in §48-133(d)(4)	1. Public utility substation or regulator station 2. Mini-warehouses, with restrictions 3. Amusement game machines (limit 4) 4. Arcade, w/restrictions	1. Public utility substation or regulator station, with restrictions 2. Research and development facility, with restrictions 3. Auto body repair, painting or custom body workshop (125 feet from residential district)	1. Public utility substation or regulator station, with restrictions	1. Public utility substation or regulator station, with restrictions	1. Drive-in theaters, with restrictions 2. Amusement game machines (as per C-1 conditions) 3. Arcade, with restrictions	1. None

	C-1	C-1-A	C-2	C-2-A	C-3	C-4	C-5	C-6
CRITERIA	Neighborhood Shopping	Neighborhood Commercial	Secondary Business Commercial Centers	Secondary Office and Business Centers	Central Retail	Central Office	Heavy Commercial	Special Commercial
	(e)	(e)	(e)	(e)	(e)	(e)	(e)	(e)
	Accessory uses and buildings (see Art. XI, Div. 2)	Accessory uses and buildings (see Art. XI, Div. 2)	Accessory uses and buildings (see §48-193(e))	Accessory uses and buildings (see §48-194(e))	Accessory uses and buildings (see §48-195(e))	Accessory uses and buildings (see §48-196(e))	Accessory uses and buildings (see §48-197(e))	
							(f)	
							Conditional uses: 1. Adult entertainment establishment with restrictions 2. Billboards with restrictions	
PERMITTED HOURS OF OPERATION	6:00 am - midnight	6:30 am - 9:00 pm	No restrictions (exception: limitations on certain convenience stores, gas stations, and fast food establishments (see Section 5-78(f))	Retail: 5:00 am - 11:00 pm	No restrictions	No restrictions	No restrictions	No restrictions (exception: limitations on certain convenience stores, gas stations, and fast food establishments (see Section 5-78(f))
OUTDOOR STORAGE	Incidental to permitted uses	Incidental to permitted uses	Incidental to permitted uses	Incidental to permitted use with restrictions (§48-194(e))	Not permitted	Not permitted	Permitted, excluding lumber or bulk fuel storage	Incidental to permitted uses
HEIGHT	3 stories; 47'	3 stories; 47'	15 stories; 180'	None prescribed	15 stories; 180'	None prescribed	4 stories; 55'	None prescribed
F.A.R.	1.5	1.5	5.0	1.0	6.0	6.0 - Apartment house  20.0 - All others	3.0	10.0
SETBACK	10' from street	10' from street	Conform to average existing setback of buildings within 100 feet	None prescribed	None prescribed	Buildings erected to a height greater than twice the width of the street it fronts shall be set back 1 foot for each additional 6 feet in height	None prescribed	10'
REAR YARD	All uses – 20' (see exceptions for thru lots)	All uses – 20' (see exceptions for thru lots)	<b>Residential</b> 4 inches per foot vertical distance from the average level of grade along rear of	None prescribed (see exceptions for thru lots)	<b>Residential</b> 15 feet for a height up to 35 feet above the rear wall grade and 4 inches for each	<b>Residential</b> 15 feet for a height up to 35 feet above the rear wall grade and 4 inches for each	All uses – 15' (see exceptions for thru lots and C-5 districts abutting residential districts) (see Section 48-214(d))	None required (see exceptions for corner and thru lots)

	C-1	C-1-A	C-2	C-2-A	C-3	C-4	C-5	C-6
CRITERIA	Neighborhood Shopping	Neighborhood Commercial	Secondary Business Commercial Centers	Secondary Office and Business Centers	Central Retail	Central Office	Heavy Commercial	Special Commercial
			building to highest point of the main roof, but not less than 15 feet  <u><b>Other Uses</b></u> 15 feet for a height up to 45 feet above the average level of the grade along the rear wall of the building, plus 4 inches for each additional foot above that level (see exceptions for corner lots and thru lots)		additional foot above that level  <u><b>Other Uses</b></u> 10 feet for a height up to 35 feet above the average level of grade along rear wall, plus 3 inches for each additional foot above that level (see exceptions for corner lots and thru lots)	additional foot above that level  <u><b>Other Uses</b></u> 10 feet for a height up to 35 feet above the average level of grade along rear wall, plus 3 inches for each additional foot above that level (see exceptions for corner lots and thru lots)		
<b>SIDE YARD</b>	No side yard required for any lot in a commercial district, except: If a building more than 3 stories adjoins a residential district, a side yard is required along the boundary with a minimum width of 1/4 the height of the nearest outside wall, but not less than 8 feet  If a side yard is provided where not required, it must be at least 4 feet wide  May be required by §602 of the Building Code	See C-1	See C-1	See C-1	See C-1	See C-1	See C-1 Exception: In C-5 districts when side lot line coincides with a residence district (see Section 48-215 (d)(e))	See C-1
<b>PARKING – OFFICE</b>	1 space per 500 sq. ft. for buildings greater than 2,000 sq. ft.	1 space per 500 sq. ft. in excess of 1,500 sq. ft.	1 space per 500 sq. ft. for building greater than 2,000 sq. ft.	2 spaces per 500 sq. ft.	None required	None required	1 space per 500 sq. ft. for buildings greater than 2,000 sq. ft.	1 space per 2,500 sq. ft. devoted to office uses

	C-1	C-1-A	C-2	C-2-A	C-3	C-4	C-5	C-6
CRITERIA	Neighborhood Shopping	Neighborhood Commercial	Secondary Business Commercial Centers	Secondary Office and Business Centers	Central Retail	Central Office	Heavy Commercial	Special Commercial
RETAIL/SERVICE ESTABLISHMENT	1 space per 200 sq. ft. for buildings greater than 1,000 sq. ft.	1 space per 300 sq. ft. for buildings greater than 1,500 sq. ft.  Laundromat: 1 space per 4 machines	1 space per 300 sq. ft.	2 spaces per 500 sq. ft.	None required	None required	1 space per 300 sq. ft.	1 space per 600 sq. ft. of gross floor area
NEIGHBORHOOD RETAIL SERVICE OVER 1,500 SQ. FT.		1 space per 200 sq. ft. in excess of 1,500 sq. ft.						
RESTAURANT	1 space per 5 seats or 35 sq. ft.	1 space per table or 4 seats, whichever is greater	1 space per 5 seats or 35 sq. ft. usable for seating, whichever is greater	1 space per 5 seats or 35 sq. ft. usable for seating, whichever is greater	None required	None required	1 space per 5 seats or 35 sq. ft., whichever is greater	1 space per 5 seats or 35 sq. ft., whichever is greater
RETAIL FOOD STORES		1 space per 200 sq. ft.			None required	None required		
WAREHOUSE	1 space per 3,000 sq. ft.		1 space per 3,000 sq. ft.	1 space per 2,000 sq. ft.	1 space per 3,000 sq. ft.	1 space per 3,000 sq. ft.	1 space per 3,000 sq. ft.	1 space per 3,000 sq. ft.
MANUFACTURE				1 space per employee or 1 space per 2,000 sq. ft., whichever is greater				

	M-1	M-2
CRITERIA	Light Manufacturing	General Industrial
PERMITTED USES	<ol style="list-style-type: none"><li>1. Book or periodical publishing</li><li>2. Research, testing, or experimental laboratory, provided that the establishment employs no highly flammable or explosive processes</li><li>3. Any light manufacturing processing, fabricating, or repair establishment operated in conformance with subsection 48-246(c)</li><li>4. Wholesale sales, warehousing, or storage of any commodities, except commercial explosives or highly flammable liquids</li><li>5. Office as an accessory use</li><li>6. Retail store or shop for performance of personal services</li><li>7. Restaurant or lunchroom</li><li>8. Public utility and public service uses</li><li>9. Repair, rental, and servicing of any commodity manufactured, processed or fabricated in an M-1 district</li><li>10. Radio, television or other antenna tower</li><li>11. A sign, subject to compliance with Chapter 41</li><li>12. Any dwelling existing on the date of adoption of this ordinance (March 8, 1962).</li><li>13. A dwelling for a caretaker on the premises</li><li>14. Accessory uses and buildings customarily incidental to permitted M-1 uses</li><li>15. Group day care homes and day care centers, provided the home or center meets parking requirements in Section 48-443 and exists as an accessory use to the primary use</li><li>16. Bed and breakfast guest facility, subject to ZBA approval</li><li>17. Emergency shelter for homeless</li><li>18. Consumer recycling collection centers, without restriction of hours of operation</li></ol>	<ol style="list-style-type: none"><li>1. Subject to the prohibitions and controls specified in Section 48-247(c)-(f). All uses not otherwise prohibited by law are permitted in any M-2 district, subject to the off-street parking and loading requirements of Article X. Specifically permitted in M-2 districts are consumer recycling collection centers and neighborhood police stations</li></ol>
EXTERNAL EFFECT STANDARD	For standards of external effects, see Section 48-246(c)	For protective controls and standards of external effects, see Section 48-247(e)(2)
SITE PLAN REQUIREMENTS	For site plan requirements, see Section 48-246(d)	None
USES PERMITTED UNDER ZONING BOARD OF ADJUSTMENT APPROVAL	The Environmental and Technology Advisory Board will advise the Zoning Board of issues related to protective controls and standards of external effects (Section 48-246(c)(5)) for M-1 uses	<ol style="list-style-type: none"><li>1. The operation of ore smelting or a blast furnace, coke oven, open hearth furnace or a Bessemer converter, provided that the conditions contained in Section 48-247(c) are met</li><li>2. The re-refining or recycling of used oil and related processes subject to the conditions contained in Section 48-247(c)(2)</li><li>3. The Environmental and Technology Advisory Board will advise the Zoning Board of issues related to protective controls and standards of external effects (Section 48-247(e)(1-2) for M-2 uses</li><li>4. Composting and recycling facilities</li></ol>
PROHIBITED USES	None	<p>Except as provided in Chapter 48, the following uses are prohibited in M-2 districts:</p> <ol style="list-style-type: none"><li>1. Residential uses other than: a dwelling for a caretaker, watchman, or janitor employed on the premises; hotel or motel; or an emergency shelter for the homeless, with conditions</li><li>2. Fertilizer manufacture from organic material or the compounding of such fertilizers on a commercial scale</li><li>3. Fireworks or explosives manufacture</li><li>4. Reduction of garbage, offal or dead animals on a commercial basis</li><li>5. Refining of crude petroleum or related processes</li><li>6. Waste incinerating</li></ol>

	M-1	M-2
CRITERIA	Light Manufacturing	General Industrial
CONDITIONAL USES	1. Adult entertainment establishments subject to the conditions specified in Section 48-197(f) 2. Billboards subject to conditions specified in Section 48-197(f)	1. Adult entertainment establishments subject to the conditions specified in Section 48-197(f) 2. Billboards subject to conditions specified in Section 48-197(f)
HEIGHT	4 stories; 55' (for exceptions see Section 48-261(b))	None prescribed for number of stories; 90' (for exceptions, see Section 48-261(b))
F.A.R.	2.0	3.0
SETBACK	For streets less than 80' wide, the structure shall be set back not less than 40' from the centerline of such streets (for exceptions, see Section 48-263)	No setback is required unless the structure is greater than 90' in height (see Section 48-263)
SIDE YARD	2 side yards, a minimum width of 6' for a 1-story building; and an additional width of 2' for each additional story not to exceed 10 feet (for exceptions, see Section 48-265(b)(c))	Same as M-1
REAR YARD*	15' * No rear yard is required for a thru lot, or where the lot adjoins a navigable waterway or railroad right-of-way (see Section 48-264(d))	15' for a height up to 60' above the average level of the finished grade along the rear wall of the building, and increasing 3 inches in depth for each additional foot above that level (see Section 48-264 for exceptions)
PARKING-WAREHOUSE OR STORAGE ESTABLISHMENTS	1 space for each 3,000 sq. ft. of gross floor area	Same as M-1
PARKING-MANUFACTURING OR INDUSTRIAL ESTABLISHMENTS	The greater of 1 space for each employee, or 2,000 sq. ft. of gross floor area.	Same as M-1
PARKING-RETAIL OR SERVICE ESTABLISHMENTS	1 space for each 300 sq. ft. of gross floor area devoted to such a use for all buildings with a gross floor area greater than 1,500 sq. ft.	Same as M-1
HOURS OF OPERATION	Exception: limitations on certain convenience stores, gas stations, and fast food establishments (see Section 5-78(f))	Exception: limitations on certain convenience stores, gas stations, and fast food establishments (see Section 5-78(f))



	W-1	W-2	W-3	W-4
DIVISION 2	Waterfront Manufacturing	Waterfront Manufacturing/Commercial	Low-Intensity Manufacturing/Commercial	Waterfront Residential/Commercial
USE REGULATIONS				
PROHIBITED USES	<ol style="list-style-type: none"><li>1. Open air storage of junk, scrap metal, scrap or junked cars, scrap paper or rags, storage of used or secondhand lumber and other building material and any use constituting a junkyard and operations involving mixing of asphalt, bituminous materials, cement and concrete or other uses that produce odors, fumes, smoke and vapors.</li><li>2. Barging operations for bulk transfers, on/off loading of flammable, explosive and petroleum products, except fuel oil #1 and fuel oil #2.</li><li>3. The re-refining or recycling of used oil and any related processes.</li><li>4. Any operation that transports, stores, or disposes of solid or hazardous waste. The sole exception will be the temporary parking of any City-owned vehicle for repair.</li></ol>	Same as W-1	Same as W-1	Same as W-1
PROTECTIVE CONTROLS	<ol style="list-style-type: none"><li>1. In any permitted process involving the hazard of fire or explosion, a permit will not be issued until the ZBA has determined that technology reasonably available to the industry has been employed to control such hazards.</li></ol>	Same as W-1	Same as W-1	Same as W-1
STANDARDS OF EXTERNAL EFFECTS	<ol style="list-style-type: none"><li>1. All new uses must operate in compliance with current standards for sound vibration, heat, discharge, glare, odor, and air and water quality.</li></ol>	Same as W-1	Same as W-1	Same as W-1
HOURS OF OPERATION	Exception: Limitations on certain convenience stores, gas stations, and fast food establishments (see Section 5-78(f))	Same as W-1	Same as W-1	Same as W-1
USES PERMITTED AS A MATTER OF RIGHT	<ol style="list-style-type: none"><li>1. Manufacturing</li><li>2. Warehousing or wholesale sales</li><li>3. Laboratory</li><li>4. Carting, moving or building yard</li><li>5. Bulk fuel storage</li></ol>	<ol style="list-style-type: none"><li>1. Manufacturing</li><li>2. Warehousing or wholesale sales</li><li>3. Laboratory</li><li>4. Carting, moving or building yard</li><li>5. Automobile services</li></ol>	<ol style="list-style-type: none"><li>1. Wholesale storage/warehousing</li><li>2. Publishing</li><li>3. Laboratory</li><li>4. Light manufacturing</li><li>5. Horticultural use</li></ol>	<ol style="list-style-type: none"><li>1. Single- and multi-family residential use, with restrictions</li><li>2. Library, museum or gallery</li><li>3. Private or public school</li><li>4. Private club or lodge</li></ol>

	W-1	W-2	W-3	W-4
DIVISION 2	Waterfront Manufacturing	Waterfront Manufacturing/Commercial	Low-Intensity Manufacturing/Commercial	Waterfront Residential/Commercial
	6. A sign other than a billboard 7. A dwelling or apartment for a caretaker 8. Storage of construction materials or other dry commodities 9. Group day care homes and day care centers 10. Consumer recycling collection centers, without restriction of hours of operation 11. Restaurants, lunch rooms 12. Public service uses	6. Offices, banks or other financial institutions 7. Retail store or service 8. Commercial marine use 9. Commercial recreation 10. Hydro power facility 11. A sign other than a billboard 12. Commercial parking lot or structure 13. A dwelling or apartment for a caretaker 14. Outdoor storage of construction materials or other dry commodities 15. Group day care home or center as an accessory use 16. Consumer recycling collection center, without restriction of hours of operation 17. Restaurants, lunchrooms 18. Public service uses	6. Commercial marine use 7. Commercial recreation, with restrictions 8. Retail store or service supporting Marine facility 9. A dwelling for caretaker 10. A sign other than a billboard 11. Radio, TV, or other antenna tower 12. Family or group day care home or center 13. Bed and Breakfast facility 14. Restaurants, lunch rooms	5. Office, bank or other financial institution 6. Retail storage or service 7. Hotel or motel 8. Commercial marine use 9. Commercial recreation, with restrictions 10. Parking lot accessory to commercial use 11. Printing plant, with restrictions 12. Passenger terminal, rail, bus or helicopter 13. A sign other than a billboard 14. Non-profit charitable institution, with restrictions 15. Indoor theater for the performing arts 16. Restaurants, lunchrooms 17. Automobile parking for permitted uses 18. Family or group day care home or center 19. Bed and Breakfast facility 20. Public utilities
F.A.R.	2.0	2.00	0.25	Row houses – 0.80 Garden apartments – 1.00 Walk-up apartments – 1.50 Medium density elevator apartment house – 2.00 All other uses – 2.00
BUILDING COVERAGE RATIO	0.60	0.60	0.25	Row houses – 0.40 Garden apartments – 0.40 Walk-up apartments – 0.50 Medium density elevator apartment house – 0.50 All other uses – 0.50
PARKING – MEDICAL OR OTHER PROFESSIONAL		3 spaces for each professional practitioner		3 spaces for each professional practitioner
PARKING – OFFICE/FINANCIAL INSTITUTION		1 space for each 500 sq. ft. of gross floor area devoted to such uses for buildings with gross floor area of 2,000 sq. ft. or more	1 space for each 500 sq. ft. of gross floor area devoted to such uses for buildings with gross floor area of 2,000 sq. ft. or more	1 space for each 500 sq. ft. of gross floor area devoted to such uses for buildings with gross floor area of 2,000 sq. ft. or more
PARKING – RETAIL		1 space for each 300 sq. ft. of gross floor area devoted to such uses for all buildings with gross floor area of 1,500 sq. ft. or more	Same as W-2	1 space for each 300 sq. ft. of gross floor area devoted to such uses for all buildings with gross floor area of 1,500 sq. ft. or more

	W-1	W-2	W-3	W-4
DIVISION 2	Waterfront Manufacturing	Waterfront Manufacturing/Commercial	Low-Intensity Manufacturing/Commercial	Waterfront Residential/Commercial
PARKING – WAREHOUSE	1 space for each 3,000 sq. ft. of gross floor area	Same as W-1	Same as W-1	
PARKING – MANUFACTURING/INDUSTRIAL	1 space for each 3 employees, based on the maximum number of employees at any one time in an establishment of 4 or more employees	Same as W-1	Same as W-1	
DEVELOPMENT REGULATIONS				
LANDSCAPE SCREENING	<div>1. Parking areas shall be screened from view year-round by fencing and/or landscaping</div> <div>2. No loading berth shall be used for storage if visible from an access street, the riverfront or wharves</div> <div>3. No loading berth other than a wharf shall be located directly on an access street or the riverfront</div> <div>4. All storage visible from access streets, adjacent properties or the riverfront shall be screened from view or organized in an orderly manner</div> <div>5. No storage is allowed between the building line and frontage streets or riverfront.</div> <div>6. All outdoor temporary refuse collection areas shall be screened from view</div> <div>7. Ground level transformers shall be screened from view</div>	Same as W-1	Same as W-1	Same as W-1
HEIGHT LIMITATIONS	6 stories, 72' (for exceptions, see Section 48-353(b))	6 stories, 72' (for exceptions, see Section 48-353(b))	35'	6 stories, 72' (for exceptions, see Section 48-353(b))
BUILDING SETBACKS (ALL DISTRICTS: W-1 – W-4)	<div><div>Depth of Property</div><div>Less than 200 ft.</div><div>Between 200-400 ft.</div><div>More than 400 ft.</div><div>For any subdivision that abuts a recommended public easement, the Planning Office may require the dedication of, or provision for, a public access easement a minimum depth of 20 feet from the riverfront for the purpose of implementing a waterfront walkway system</div></div> <div><div>Setback Requirement</div><div>30 feet min.</div><div>40 feet min.</div><div>50 feet min.</div></div>	Same as W-1	Same as W-1	Same as W-1

	W-1	W-2	W-3	W-4
DIVISION 2	Waterfront Manufacturing	Waterfront Manufacturing/Commercial	Low-Intensity Manufacturing/Commercial	Waterfront Residential/Commercial
USES PERMITTED UNDER ZONING BOARD OF ADJUSTMENT APPROVAL	<div><div></div><div>1. Non-accessory office use</div><div>2. Retail store or service</div><div>3. Residential use other than that of a caretaker residence</div><div>4. Hotel or motel</div><div>5. Passenger terminal, helicopter</div><div>6. Public utility and public service uses</div><div>7. Radio or TV tower or antenna</div><div>8. Bed and Breakfast facility</div></div>	<div><div></div><div>1. Residential use other than that of a caretaker</div><div>2. Public utility and public service uses</div><div>3. Passenger terminal, helicopter</div><div>4. Hotel or motel</div><div>5. Radio or TV tower or antenna</div><div>6. Non-profit charitable institution not correctional in nature</div><div>7. Bed and Breakfast facility</div></div>	<div><div></div><div>1. Residential uses other than single-family detached and that of a caretaker</div><div>2. Outdoor storage of construction material or other dry commodities</div><div>3. Non-accessory offices</div><div>4. Carting or moving terminal or yard</div><div>5. Non-profit charitable institution not of a correctional nature</div><div>6. Amusement game machines, subject to restrictions</div><div>7. Arcade, subject to restrictions</div></div>	<div><div></div><div>1. Light manufacturing, with restrictions</div><div>2. Hospital</div><div>3. Commercial parking structure or lot</div><div>4. Public utilities or public service uses</div><div>5. Wholesale storage</div><div>6. Newspaper or printing plant with other than sheet-fed printers</div><div>7. Amusement game machines, subject to restrictions</div><div>8. Arcade, subject to restrictions</div></div>
CONDITIONAL USES	Any existing operation that is involved with the transport, disposal or on-site storage of solid waste or hazardous waste materials may continue, with restrictions (Section 48-336(d))	Same as W-1	None	None